

StreetMatrix

VIRGINIA

JUNE 2026

KEY MARKET TRENDS

- All top ten cities enjoyed annual price growth, but all fell short of the statewide rate
- Only Richmond and Alexandria of the top ten cities saw annual sales gains
- The market pace of Alexandria lagged the remaining top ten cities

EXTERNAL INFLUENCES

- Interest rate pressure from the Iran War continues to push mortgage rates higher
- Relatively strong job creation has kept sales elevated
- Migration continues as the dominant driver of housing demand

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.84%	-24.06%
2 YEAR	8.76%	-23.56%
3 YEAR	20.08%	-33.69%

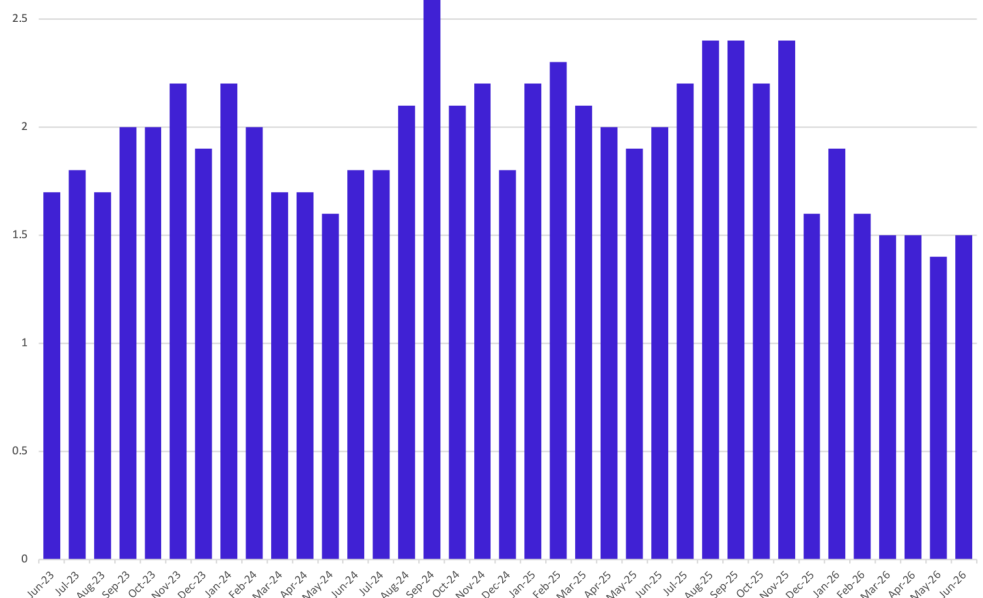
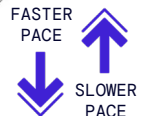


Top Cities by Population Size

City	Months of Supply
Virginia Beach	0.1
Chesapeake	0.1
Arlington	7.6
Richmond	3.6
Norfolk	0.1
Newport News	0.8
Hampton	1.1
Suffolk	0.1
Roanoke	0.2
Alexandria	5.5

Months of Supply

Number of months to sell all inventory at the current sales rate.
(A.K.A. the market pace.)



About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into PRICE CHANGE trends and volatility.

VIRGINIA

Top Cities by population size

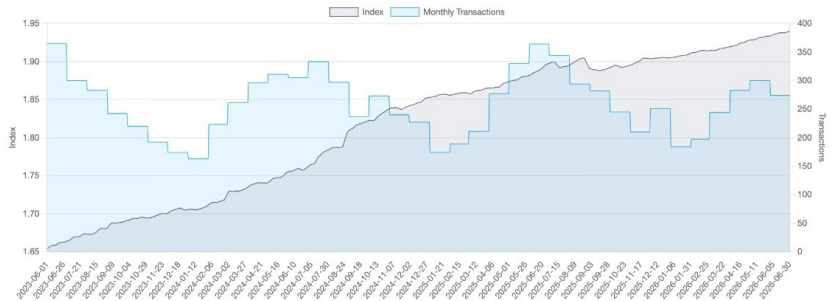
VIRGINIA BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.04%	-3.74%
2 YEAR	12.56%	-1.80%
3 YEAR	17.93%	-13.64%



CHESAPEAKE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.25%	-24.73%
2 YEAR	10.14%	-10.16%
3 YEAR	16.64%	-24.93%



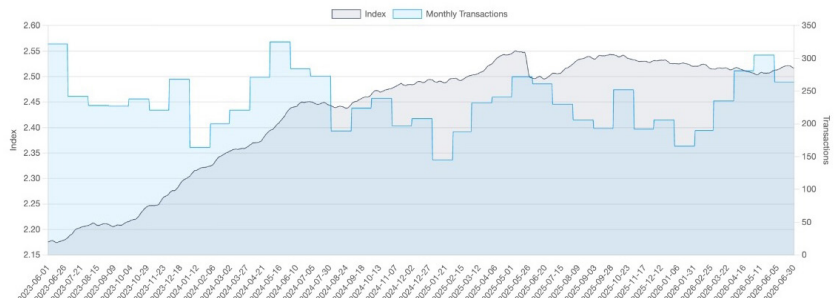
ARLINGTON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.63%	-11.11%
2 YEAR	0.99%	-8.77%
3 YEAR	7.02%	-13.33%



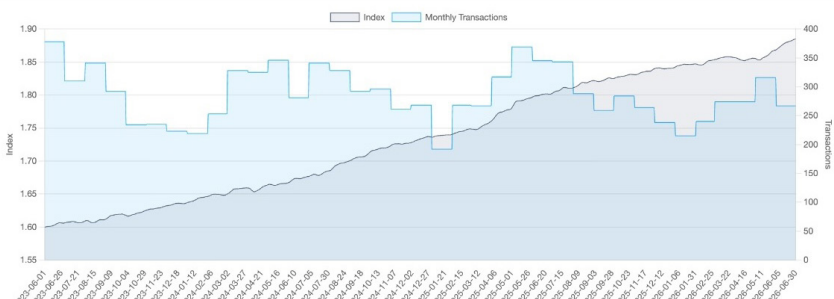
RICHMOND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.44%	1.15%
2 YEAR	2.70%	-7.04%
3 YEAR	15.27%	-18.01%



NORFOLK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.58%	-22.61%
2 YEAR	12.42%	-4.98%
3 YEAR	17.36%	-29.37%



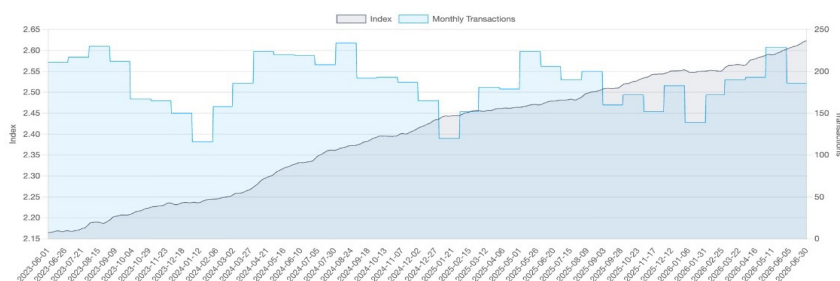
Questions or comments?

Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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VIRGINIA Top Cities by population size

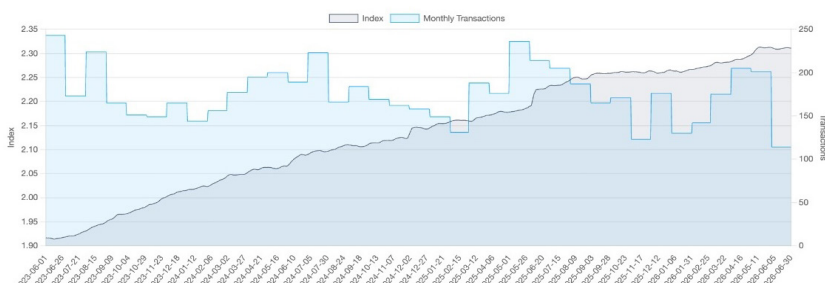
NEWPORT NEWS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.71%	-9.71%
2 YEAR	12.09%	-15.07%
3 YEAR	20.93%	-11.85%



HAMPTON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.49%	-46.73%
2 YEAR	10.58%	-39.68%
3 YEAR	20.47%	-53.09%



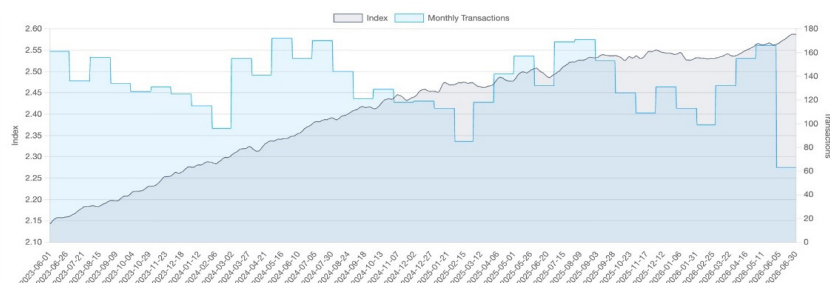
SUFFOLK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.23%	-61.40%
2 YEAR	11.56%	-65.08%
3 YEAR	16.69%	-71.05%



ROANOKE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.75%	-52.27%
2 YEAR	8.85%	-59.35%
3 YEAR	7.86%	-60.87%



ALEXANDRIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.83%	5.88%
2 YEAR	8.75%	44.00%
3 YEAR	15.01%	26.32%



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